



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

Planning Commission Agenda
Lower Level Conference Room
October 4, 2016 1:30 pm

A. CALL TO ORDER/ROLL CALL

B. MOMENT OF SILENCE AND PLEDGE

C. APPROVAL OF MEETING MINUTES – September 6, 2016

NEW CASES

- 1. APPLICATION: Home Depot | Development Plan Text Amendment**
Project Number: 201608290057
Location: 1680 Stringtown Road (040-012379)
Proposal: This proposal is a text amendment to alter the time period in which outdoor sales are permitted.
Applicant: Matt Walsh, GreenbergFarrow, 21 S. Evergreen Street, Suite 200, Arlington Heights, IL 600005
- 2. APPLICATION: Home Depot | Special Use Permit (Outdoor Sales, Truck Rental)**
Project Number: 201608290058
Location: 1680 Stringtown Road (040-012379)
Proposal: This proposal is a Special Use Permit to allow for a Penske Truck Rental program.
Applicant: Matt Walsh, GreenbergFarrow, 21 S. Evergreen Street, Suite 200, Arlington Heights, IL 600005
- 3. APPLICATION: Waffle House | Development Plan**
Project Number: 201608290059
Location: 2928 London-Groveport Road (040-008053)
Proposal: This proposal is to construct a new 1,875 square foot restaurant.
Applicant: Butch Baur, Waffle House, Inc., 5986 Financial Drive, Norcross, GA 30071
- 4. APPLICATION: Waffle House | Rezoning R-1 to C-2**
Project Number: 201608290060
Location: 2928 London-Groveport Road (040-008053)
Proposal: This proposal is to rezone property on London Groveport Road from R-1 (Single-Family Residence) to C-2 (Retail Commercial).
Applicant: Butch Baur, Waffle House, Inc., 5986 Financial Drive, Norcross, GA 30071
- 5. APPLICATION: Woodside at Holton Run | Development Plan**
Project Number: 201609070062
Location: Edgerton and Demorest Drives (040-009244)
Proposal: This proposal is for a new subdivision to include 56 ranch-style condominium homes and a community clubhouse.
Applicant: Jim Lipnos, Homewood Corporation, 2700 E. Dublin Granville Road, Columbus, Ohio

- 6. APPLICATION: Cultivate | Certificate of Appropriateness (Portable Sign)**
Project Number: 201609090063
Location: 3989 Broadway (040-000170)
Proposal: This proposal is for a sidewalk sign to be placed on the northeast corner of the building.
Applicant: Matt Yerkes, 3989 Broadway, Grove City, Ohio 43123
- 7. APPLICATION: Speedway Gas Station #9347 | Special Use Permit (Outdoor Sales)**
Project Number: 201609150064
Location: 3135 Broadway (040-003085)
Proposal: This proposal is a Special Use Permit to allow for outdoor displays of limited retail items and propane.
Applicant: Todd Russell, Speedway LLC, 5583 Hilliard Rome Office Park, Hilliard, Ohio 43026
- 8. APPLICATION: Speedway Gas Station #1158 | Special Use Permit (Outdoor Sales)**
Project Number: 201609150065
Location: 3612 Broadway (040-003146)
Proposal: This proposal is a Special Use Permit to allow for outdoor displays of an ice merchandiser.
Applicant: Todd Russell, Speedway LLC, 5583 Hilliard Rome Office Park, Hilliard, Ohio 43026
- 9. APPLICATION: Pinnacle – Lot Split**
Project Number: 201609200067
Location: Intersection of Pinnacle Club Dr. and McNulty Street (040-012702)
Proposal: This proposal is a Lot Split to split .0793 acres out of a 1.305-acre tract of land on the south side of Pinnacle Club Drive.
Applicant: Joe Ciminello, Pinnacle Land Holdings, 1500 Pinnacle Club Dr., Grove City, OH 43123